



**£350,000**  
**47 Seaway Crescent**  
Southsea, PO4 8LL

OFF ROAD PARKING FOR TWO VEHICLES & WESTERLY FACING GARDEN! This end terraced home is situated in Seaway Crescent, just off Locksway Road and close enough to all that Southsea has to offer as well as Milton shoreline, Bransbury Park and main routes out of the city. The internal accommodation comprises; three bedrooms and the bathroom suite on the first floor, with a fitted kitchen, lounge and dining room on the ground floor. Additional benefits include gas central heating, double glazing, and a 42ft westerly facing garden with side pedestrian access. A home in a popular location, which can be appreciated by an internal viewing.

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**ENTRANCE** Enclosed front garden, laid to paving, off road parking for two vehicles, double glazed front door to:-

**PORCH** Double glazed door into:-

**HALLWAY** Tiled flooring, radiator, stairs to first floor landing, door to:-

**LOUNGE/DINER**

**LOUNGE AREA** 15' 10" x 11' 6" (4.84m x 3.52m) Double glazed bay window to front elevation, log burner, laminate flooring, radiator, opening to dining area.

**DINING AREA** 11' 9" x 10' 4" (3.59m x 3.17m) Double glazed sliding door to garden, obscure double glazed window to side elevation, laminate flooring, under stairs storage cupboard, radiator, opening to kitchen.

**KITCHEN** 9' 7" x 8' 8" (2.94m x 2.66m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, integral oven and hob with extractor hood over, spaces and plumbing for washing machine and slim line dishwasher, space for fridge/freezer, built-in storage cupboard, tiled to principal areas and tiled flooring, double glazed window to rear elevation, double glazed door to garden.

**FIRST FLOOR LANDING** Doors to all rooms, loft access, built-in storage cupboard housing boiler and hot water cylinder.

**BEDROOM ONE** 11' 8" x 11' 6" (3.56m x 3.53m) Double glazed window to front elevation, radiator, built-in wardrobe.

**BEDROOM THREE** 11' 8" at widest point x 7' 10" (3.57m x 2.41m) Double glazed window to rear elevation, radiator.

**BEDROOM TWO** 8' 6" x 11' 6" (2.60m x 3.53m) Double glazed window to rear elevation, built-in wardrobe, radiator.

**BATHROOM** 8' 5" at widest point x 7' 11" (2.59m x 2.43m) Modern fitted suite comprising 'P' shaped bath with wall mounted shower over, low level WC, pedestal mounted wash basin with mixer tap, heated towel rail, tiled to principal areas and vinyl flooring, extractor fan, obscure double glazed window to rear elevation.

**GARDEN** 42' 7" (13.0m) Mainly laid to artificial lawn with paved patio area raised planting borders, side pedestrian access, brick-built shed, enclosed by wooden fencing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            | 56                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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